

143.0

0009

0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

727,400 / 727,400

USE VALUE:

727,400 / 727,400

ASSESSED:

727,400 / 727,400


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
109		SCITUATE ST, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1:	SYKES SEAN M & KRISTIE
Owner 2:	
Owner 3:	

Street 1: 109 SCITUATE ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

**PREVIOUS OWNER**

Owner 1: GRAFF JOANN M -

Owner 2: -

Street 1: 109 SCITUATE ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

**NARRATIVE DESCRIPTION**

This parcel contains 5,036 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Wood Shingle Exterior and 1272 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5036		Sq. Ft.	Site		0	80.	1.13	9									456,866						456,900	

**IN PROCESS APPRAISAL SUMMARY**

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							5036.000		265,000		5,500		456,900		727,400							
Total Card							0.116		265,000		5,500		456,900		727,400		Entered Lot Size					
Total Parcel							0.116		265,000		5,500		456,900		727,400		Total Land:					
Source: Market Adj Cost									Total Value per SQ unit /Card:		571.86		/Parcel: 571.8				Land Unit Type:					

Parcel ID 143.0-0009-0003.0

!11161!

**PRINT**

Date

Time

12/11/20 01:21:45

**LAST REV**

Date

Time

04/11/19 15:33:26

danam

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	265,100	5500	5,036.	456,900	727,500	727,500	Year End Roll	12/18/2019
2019	101	FV	219,000	5500	5,036.	428,300	652,800	652,800	Year End Roll	1/3/2019
2018	101	FV	232,000	5500	5,036.	354,100	591,600	591,600	Year End Roll	12/20/2017
2017	101	FV	232,000	5500	5,036.	325,500	563,000	563,000	Year End Roll	1/3/2017
2016	101	FV	232,000	5500	5,036.	297,000	534,500	534,500	Year End	1/4/2016
2015	101	FV	213,800	5500	5,036.	291,300	510,600	510,600	Year End Roll	12/11/2014
2014	101	FV	213,800	5500	5,036.	270,700	490,000	490,000	Year End Roll	12/16/2013
2013	101	FV	213,800	5500	5,036.	257,600	476,900	476,900		12/13/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GRAFF JOANN M,	57297-62		8/15/2011		542,000	No	No		
GRAFF ROBERT Z	24597-552		6/6/1994			1	No	A	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/26/2018	1937	Re-Roof	10,840	C				
6/27/2016	890	Redo Bat	16,200					
10/2/2015	1485	Redo Bas	12,000					
9/10/2015	1311	Redo Kit	39,843		9/10/2015			Kitchen renovation
12/22/2014	1739	Wood Dec	38,000					Install siding and

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/8/2018	MEAS&NOTICE	BS	Barbara S
7/2/2012	Measured	JBS	JOHN S
11/15/2011	MLS	EMK	Ellen K
3/20/2009	Inspected	189	PATRIOT
2/3/2009	Measured	336	PATRIOT
11/11/1999	Meas/Inspect	264	PATRIOT
12/1/1991		PM	Peter M

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>							
Type: 6 - Colonial	Sty Ht: 2 - 2 Story	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Average	A Bath:	Rating:	PDAS.											
Foundation: 2 - Conc. Block	Frame:			3/4 Bath: 1	Rating: Average	A 3QBth:	Rating:												
Prime Wall: 1 - Wood Shingle	Sec Wall:			1/2 Bath:	Rating:	A HBth:	Rating:												
Roof Struct: 1 - Gable	OthrFix:			OthrFix:	Rating:														
Roof Cover: 1 - Asphalt Shgl	<b>OTHER FEATURES</b>			Kits: 1	Rating: Good	A Kits:	Rating:	1st Res Grid Desc: Line 1 # Units: 1											
Color: TAN	Fpl:			Fpl: 1	Rating: Average	Other		FY LR DR D K FR RR BR FB HB L O											
View / Desir:	WSFlue:			WSFlue:	Rating:	Upper													
<b>GENERAL INFORMATION</b>				Lvl 2															
Grade: C - Average				Lvl 1															
Year Blt: 1926	Eff Yr Blt:			Lower															
Alt LUC:	Alt %:			Totals	RMS: 7	BRs: 3	Baths: 1	HB											
Jurisdct:	Fact: .			<b>CONDOS INFORMATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>							
Const Mod:								Exterior:	No Unit	RMS	BRs	FL							
Lump Sum Adj:								Interior:	1	7	3								
<b>INTERIOR INFORMATION</b>				Additions:															
Avg Ht/FL: STD	Phys Cond: GD - Good	18. %					Kitchen:												
Prim Int Wall: 2 - Plaster	Functional:	%					Baths:												
Sec Int Wall:	Economic:	%					Plumbing:												
Partition: T - Typical	Special:	%					Electric:												
Prim Floors: 4 - Carpet	Override:	%					Heating:												
Sec Floors:	Total:	18.6 %					General:												
Bsmnt Flr: 12 - Concrete	<b>CALC SUMMARY</b>			<b>COMPARABLE SALES</b>															
Subfloor:	Basic \$ / SQ:	125.00					Rate	Parcel ID	Typ	Date	Sale Price								
Bsmnt Gar:	Size Adj.:	1.35000002																	
Electric: 3 - Typical	Const Adj.:	0.97029907																	
Insulation: 2 - Typical	Adj \$ / SQ:	163.738																	
Int vs Ext: S	Other Features:	81000																	
Heat Fuel: 1 - Oil	Grade Factor:	1.00																	
Heat Type: 5 - Steam	NBHD Inf:	1.00000000																	
# Heat Sys: 1	NBHD Mod:																		
% Heated: 100	LUC Factor:	1.00																	
Solar HW: NO	Adj Total:	325597																	
% Com Wall:	Depreciation:	60561																	
				WtAv\$/SQ:	AvRate:	Ind.Val													
				Juris. Factor:		Before Depr:	163.74												
				Special Features:	0	Val/Su Net:	118.04												
				Final Total:	265000	Val/Su SzAd	208.33												
								Net Sketched Area: 2,245				Total: 244,598							
				Size Ad	1272	Gross Are	2245	FinArea	1272										
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:							
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 143.0-0009-0003.0										<b>IMAGE</b>					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
3	Garage	D	Y	1	21X21	A	AV	1930		20.67	T	40	101			5,500		5,500	
More: N				Total Yard Items: 5,500				Total Special Features:				Total: 5,500				<b>AssessPro Patriot Properties, Inc</b>			